

REDEVELOPMENT AGENCY MINUTES

THE CITY COUNCIL/REDEVELOPMENT AGENCY MEETING
OF
APRIL 2, 1996

The meeting called to order as The City Council at 11:02 a.m.

Roll Call

Present Mathis, Wear, Kehoe, Stevens,
McCarty, Stallings, and Vargas

City Manager, Jack McGrory
City Attorney, John Witt
Secretary, Jack Fishkin

Excused Member Warden
Mayor Golding

Deputy Mayor Stallings chaired the meeting

CONTINUANCE

John Stump, requested a continuance on Item 601. He stated under the state law, the project area committee had not met, or considered the project; under the state law had not been adopted or considered a housing replacement plan; and under the agreements between the redevelopment plan and the operating agreement between the City of San Diego and operating agency, the conditions for community participation have not been met.

Councilmember Kehoe said Mr. Stump requested a continuance from the Planning Commission last week. She requested staff respond to the legalities of the PAC meetings. Ms. Kehoe said the initial phase of the Village project began 2 years ago with the funding of the police station, there has been wide public discussion on this project

Allisyn Thomas, city attorney, stated that redevelopment law requires that redevelopment agency submit the proposed amendment to the PAC, to allow them the opportunity to make a recommendation to the City Council on the plan. She said staff did transmit the amendment to the PAC members more than 30 days prior to this hearing as required by redevelopment law. Ms. Thomas stated the PAC has not been able to make a quorum, has not chosen to comment on the proposed redevelopment plan. She said that staff has met the requirements under the law.

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Patricia Hightman, Deputy Executive Director, Redevelopment Agency, said under the redevelopment law, requirements for housing replacement plan, the action before the council today is not a redevelopment agency action, it is The City Council action, to develop a park and library. Ms. Hightman stated the noticing, over 42,000 notices were mailed out for this hearing date to all residents, tenants, business and property owners within the City Heights community. There was a 1 1/2 page add, an entire page and half add that ran four times, four consecutive weeks, as well as numerous community group meetings, The City Heights Town Council, The City Heights Community Planning group, The MCDC board, and various neighborhoods, that met, discussed this issue, and approved it.

There was no motion for a continuance.

CONSENT - JOINT - ADOPTION

2. Approving resolution to:

Council Item No. 333, Redevelopment Agency Item No. 2.

Item A. Accept a loan of up to \$350,000 for the remodel project; and

Item B. Amend the FY '96 Redevelopment Agency Budget to include, as a loan to the Agency, an amount up to \$350,000 of Section 108 loans.

See Redevelopment Agency report RA 96-08, dated March 19, 1996.

No one spoke in opposition to this item.

Motion by Member Kehoe to approve (with Warden and Golding not present)

Second by Member Mathis

Vote: 7-0

City Council Resolution Number 8 R-287128, R-287129 and R-287130; Redevelopment Agency Resolution Number R-2636.

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5. Approving resolutions to:

Council Item No. 335, Redevelopment Agency Item No. 5.

Item A. Adoption of a resolution making a loan repayment from the Southcrest Redevelopment Project Area in the amounts of: (a) **\$1,655,000** for CDBG funds and (b) **\$470,000** for Sales Tax loaned to the Agency; and appropriating the total amount of **\$2,125,000** to be borrowed back by the Redevelopment Agency to augment the following project area;

a. Central Imperial Redevelopment Area for project implementation costs:

<u>Fund No.</u>	<u>Fund/Project Name</u>	<u>Total</u>	<u>CDBG</u>	<u>Sales Tax</u>
98770	Central Imperial (General)	\$ 425,000	\$ 275,000	\$150,000
98778	Lincoln High Site	50,000	30,000	20,000
98779	Industrial Site (Potter Tract)	75,000	55,000	20,000
98xxx	North Creek Site	<u>1,575,000</u>	<u>1,295,000</u>	<u>280,000</u>
Total		\$2,125,000	\$1,655,000	\$470,000

Item B. Adoption of a resolution to amend the approved FY 19-96 Program and Loan Repayment Budget as follows:

a. Central Imperial Redevelopment Project Area:

<u>Fund/Project Name</u>	<u>Fund No.</u>	<u>Additional Amount</u>
Central Imperial (General)	98770	\$ 425,000
Lincoln High Site	98778	50,000
Industrial Site Acquisition	98779	75,000
North Creek Site Acquisition	98xxx	<u>1,575,000</u>
Total		\$2,125,000

The funds will be used to augment project implementation costs, planning and administration, redevelopment legal services, environmental finance and acquisition in the Central Imperial Area.

b. Southcrest Debt Redemption (Fund No. 98331) to fund for the repayment of **\$2,125,000**.

Item C. Appropriate and authorize the expenditure of **\$2,125,000** for the aforementioned purposes above.

See Southeastern Development Corporation report, dated April 2, 1996.

No one spoke in opposition to these items.

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Redevelopment Agency Item No. 5 - continued

Motion by Member Kehoe to approve (with Warden and Golding not present)

Second by Member Mathis

Vote: 7-0

City Council Resolution Number R-287145; Redevelopment Agency Resolution Number R-2637.

3. CITYLINK CITY HEIGHT VILLAGE DEVELOPMENT PROJECT

This item was not heard.

Amend the Redevelopment Agency Budget to provide for the annual repayment of the Police Substation Section 108 loan to the Agency, approve in December of 1994, from the tax increment revenues (as shown in Attachment B2).

Council Companion Item No. 334.

The meeting adjourned as The City Council at 11:15 a.m.

The meeting reconvened as The joint City Council/Redevelopment Agency at 11:16 a.m.

JOINT MEETING - ADOPTION

Deputy Mayor Stallings stated for the record:

The purpose of the Joint Public hearing of The City Council/Redevelopment Agency is to consider the approval and adoption of the Proposed First Amendment to the Redevelopment Plan for the City Heights Redevelopment project. The purpose of the concurrent public hearings of the City Council is to consider the approval and adoption of the proposed corresponding amendments to the Mid-City Community Plan/General Plan and Mid-City Communities Plan District. The purpose of the concurrent public hearing of the Redevelopment Agency is to consider the approval and adoption of the proposed First Amended Implementation Plan for the City Heights Redevelopment Project. The Proposed First Amendment to the Redevelopment Plan, the proposed conforming amendments to the Mid-City Community Plan and General Plan; Mid-City Communities Plan District, and the Proposed First Amended Implementation Plan would delete approximately 78 acres from the Redevelopment Project area, revised the permitted land uses in a six (6) block area to allow for the development of mixed uses therein, and authorize the agency to acquire property within that area by eminent domain, if necessary and appropriate.

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1. Approving resolutions and documents to:

Council Item No. 601/Redevelopment Agency Item No. 1.

Item A. Adopt the First Amendment to the City Heights Redevelopment Plan and Agency Report to Council; and

Item B. State for the record, that the Final Environmental Impact Report for the City Heights Redevelopment Project has been reviewed and considered prior to consideration of this Project. As such and based upon this review, Certify that the information in the Finding of No Significant Impact/Mitigated Negative Declaration (EAS File No. 96-0135BG) regarding the proposed First Amendment of the Redevelopment Plan, and making certain findings and determinations regarding environmental impacts of each such actions, and having been completed in compliance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines, and the National Environmental Policy Act (NEPA); and

Item C. Adopt the First Amendment to the Implementation Plan for the City Heights and Redevelopment Project.

See Redevelopment Agency report RA 96-10, dated March 15, 1996.

Patricia Hightman, Deputy Executive Director, Redevelopment Agency, made one correction to the environmental document, it was circulated indicating a cost to the federal dollars on the City Link project of one million, that needs to be corrected, to the amount of 8.25 million dollars, that does not impact the environmental or the description of the project, it affects the release of the funds from HLJD.

Ron Smith, project manager, Redevelopment Agency, gave a brief overview on the redevelopment plan amendment, and community plan amendment, that enables us to implement the City Heights Urban Village project and other projects to follow.

PUBLIC TESTIMONY - OPPOSED

John Stump, representing an unincorporated association, and residents for responsible redevelopment. He distributed letters, resubmitted all the documents to the CEQA, the Mid-City Plan in opposition to the proposed amendment and project.

Steve Pasco, owns property in City Heights. He spoke in opposition to the imminent domain, the removal of that restriction.

Juliet Palmo Glass, property owner in City Heights. She said code compliance regulations require to cleanup the property, and now it is going to be taken away. Ms. Glass stated this will cause financial hardship because of all the money we have put into the property.

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Council Item No. 601/Redevelopment Agency Item No. 1 - continued

Joseph Caramillano, attorney, representing Mr. and Mrs. Dalucka, spoke in opposition to the plan, that it fails to adequately address owner participation in the redevelopment process.

Joseph Hanley, representing his sister, he distributed a map of the ten (10) blocks that are under discussion. He said this map indicates the line share of City blocks marked 1 through 8 have marked the proposed urban village. Mr. Hanley had concerns of blocks 9 and 10. He said the lower half of block 9 be converted to open space park, and block 10 from 45th to Shamoun remain untouched.

Robert Stack, imminent domain attorney, he distributed documents from owners in opposition to this proposed project.

PUBLIC TESTIMONY - FAVOR

William Jones, CityLink Investment Corporation, gave a brief overview of the CityLink/City Heights project.

Michelle Fergoda, Mid-City Development Corporation, project manager, spoke in support of the proposed project. She stated the MCDC board in favor of the project.

Wilma Waltz, owns and manage property in City Heights, in spoke in support of the project.

Michael Dunn, co-chair of the City Heights Partnership, said this project is good for the community and other communities outside of City Heights.

Thomas Smith, representing the neighborhood of Island Air. He said this project is significant for the community of City Heights. Mr. Smith thanked the Mayor and Councilmembers.

Michael Sprague said the efforts of the community and CityLink, working together and this is a great project.

Douglas Barnhart stated this is the most exciting project, and will bring employment to the community.

Ruth Store said this project is good for the community of City Heights.

David Watson, member of the Planning Commission, former President of MCDC board of directors. He stated that the Planning Commission unanimously adopted the recommendations that is before the council today, and support the proposed project. He thanked Mr. Jones, Mayor Golding, Councilmembers, City staff, and the community of City Heights.

Steve Avoyer relinquished his time for other speakers.

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Council Item No. 601/Redevelopment Agency Item No. 1 - continued

Martha Mitchell, resident of City Heights since 1979, representing the Fairmont Village Neighborhood Association, and we are support of the CityLink project.

Tony Cutri, architect for the proposed project. He thanked city staff, mayor and council for their efforts.

Linda Pennington, representing the Azula Park Neighborhood Association, said we are in support of this project.

Edward Doolittle spoke in support of the library for the community and the children.

Mr. Ahmid, slip submitted late, but for the record in favor.

Lois Store, did not speak, but in favor of the proposed project.

Cathy Hudson, did not speak, but in favor of the proposed project.

Andy Freeburn, did not speak, but in favor of the proposed project.

Michael McNealy, did not speak, but in favor of the proposed project.

Lee Hoke, did not speak, but in favor of the proposed project.

Steve Mitchell, did not speak but in favor of the proposed project.

Chuck Aldrich, did not speak but in favor of the proposed project

Councilmember Kehoe gave an brief overview of the City Heights project. She thanked Mr. Jones, City staff, Mayor Golding, Councilmembers, the people of City Heights for their support in this project.

Motion by Member Kehoe to approve (with Warden and Golding not present)

Second by Member McCarty

Vote: 7-0

City Council Resolution Numbers, R-287147, and R-287148; Redevelopment Agency Resolution Numbers R-2638, R-2639 and R-2640, and Document Numbers D-2593 and D-2594.

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ADOPTION

4. Approving resolutions to and document to:

- Item A. Certify the Final Program Environment Impact Report No. Sch. 95-101015 for the San Ysidro Redevelopment Project, making certain findings with respect to environmental impacts of said project and adopting the Mitigation Monitoring and Report Program; and
- Item B. Approving and adopting the San Ysidro Redevelopment Plan and Agency Report to Council.

See Redevelopment Agency report RA 96-09, dated March 15, 1996.

Council Companion Item No. 602.

Motion by Member Vargas to approve (with Warden and Golding not present)

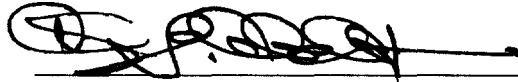
Second by Member Wear

Vote: 7-0

**City Council Resolution Numbers R-287149, R-287150, Subitem C introduced, and R-287151;
Redevelopment Agency Resolution Numbers R-2641, R-2642, and Document Number D-2595.**

ADJOURNMENT

The meeting adjourned at 12:40 p.m.



Secretary of The Redevelopment Agency
of The City of San Diego, California